

AGENDA

MONROVIA DEVELOPMENT REVIEW COMMITTEE

Regular Meeting of the Monrovia Development Review Committee
Monrovia City Hall
415 South Ivy Avenue

Wednesday, November 3, 2021 4:00 PM

CORONAVIRUS DISEASE (COVID-19) ADVISORY

As a precaution to protect staff, our constituents, and elected officials, in accordance with Executive Order N-29-20 and guidance from the California Department of Public Health on gatherings, there will NOT be a physical meeting location and all public participation will be electronic. To further reduce the spread of COVID-19, all Development Review Committee review and determination authority was temporarily delegated to the Community Development Director pursuant to City Council Urgency Ordinance (Ordinance No. 2020-06U). Pursuant to the Governor's Executive Order N-29-20, City Committees may participate via teleconference.

Written documentation relating to each proposed item of business on the Agenda presented for consideration by the Development Review Committee are on file in the Community Development Department and available online at www.cityofmonrovia.org/projectsunderreview.

CONVENE Chair Craig Jimenez, AICP, Community Development Director

ROLL CALL Chair Jimenez on behalf of the Development Review Committee

APPROVAL OF MINUTES Unadopted Minutes of the October 20, 2021 Regular Meeting,

PUBLIC INPUT

Members of the public are encouraged to participate in the meeting. All public comments should be submitted by email to the Planning Division at planning@ci.monrovia.ca.us before 3:00 PM on Wednesday, November 03, 2021. Public input related to Public Hearings will be accepted by email prior to the close of the Public Hearing.

Comments provided via email will be posted to the City's website and distributed to the Community Development Director. Comments will be read into the record and may be summarized in the interest of time. **If comments are specifically in support of, or with concerns of this item, please clearly state so in the introduction.** Anyone who submits comments will also be notified of the decision.

PUBLIC HEARINGS

DR2021-0027

ME2021-0022

Minor Exception; 724 East Palm Avenue, Jonathan Litinsky, Applicant

Request: Applicant is requesting a Minor Exception from the Monrovia Municipal Code Section 17.12.020 for a side yard setback reduction (5'-6" in lieu of 7'-0") along the west property line for a 497 square foot one-story, rear addition to an existing single-family residence at 724 East Palm Avenue. The proposed addition needs a Minor Exception to a zoning code standard that requires the total of both side yard setbacks to be a minimum of at least twelve feet (24% of the lot width). The property is located in the RL (Residential Low Density) zone.

Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA).

Recommendation: Approve with conditions

DR2021-0026
ME2021-0023

[Minor Exception; 428 West Chestnut Avenue](#), Karen Mitri, Applicant

Request: Applicant is requesting a Commercial Design Review and a Minor Exception from Monrovia Municipal Code Section 17.24.060 to remodel an existing warehouse building for jewelry manufacturing and assembly on the ground floor with incidental offices on the second floor and a 10% reduction in the minimum number of parking spaces (20 spaces in lieu of 22). The proposal includes rearranging the block wall and wrought iron gates on the north and south sides of the property in order to create new parking stalls along the east side of the property, and moving doors on the exterior of the building in order to install equipment for the business. The property is located in the M (Manufacturing) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve with conditions

ADMINISTRATIVE REPORTS

DR2021-0024 [Design Review; 248 East Foothill Boulevard](#), Frank Cuomo with PBK-WLC, Applicant

Request: Applicant is requesting a Design Review for exterior improvements to the Upper San Gabriel Valley Municipal Water District Building. The improvements include repainting the building, re-sealing /restriping the parking lot and installing a mesh security fence around the ground level of the open parking garage. The property is located in the RH (Residential High Density) zone. Determine that the project is Categorically Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve with conditions

LLA2021-0001 [Lot Line Adjustment; 347 Highland Place](#), Todd Bowden with 347 Highland LLC and Steven Pokrajac, Applicants

Request: Applicant is requesting a Lot Line Adjustment to transfer 48,445 square feet of land from assessor parcel number 8503-004-021 to assessor parcel number 8503-013-004 (347 Highland Place). The property is located in the RF (Residential Foothill) zone. Determine that the project is Categorically Exempt (Class 5) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve with conditions

REPORTS FROM STAFF

None.

ADJOURNMENT

NOTE: Note: Decisions of the Development Review Committee may be appealed to the Planning Commission if filed in writing with Planning Division within ten (10) days. (Appeal Fee Required)

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting. Dated this 28th day of October 2021.

Austin Arnold, Assistant Planner